

Hamilton Conservation Area  
Residents Meeting 2 February 06

**1. Introduction**

This memo is not a formal minute of the meeting. It is simply a copy of the rough notes that I made during the meeting. Cathy and I also followed up on some issues that arose during the meeting and the outcome of these enquiries are included within these notes.

The meeting was lead by Cathy Cooper (CC) and Peter Lineham (PL), both of Talbot Road. Reinhard Weiss (RW), also of Talbot Road presented his alternative plans for 37 Hamilton Road. Reinhard is a well respected local architect.

**2. Key Issues**

- ***WE NEED A NAME FOR THE NEW ACTION GROUP. PLEASE EMAIL SUGGESTIONS TO ME ON [ruththomson65@yahoo.co.uk](mailto:ruththomson65@yahoo.co.uk).***
- At the moment we do not know what will happen with the planning application. There are several possibilities (see 4.2 below).
- A controlled parking zone would **not** resolve the parking problems (see 4.5 below).
- Alternative plans have been proposed that would retain the nearly all the old buildings (see 4.4 below).
- We are being advised not to meet with the developer yet until the council has made a decision.
- Cracks appearing on your property during construction - you can demand a survey which the developer will have to pay for. If cracks appear during construction then the developer will have to pay for repairs.
- Stuart Robinson of Talbot Road has very kindly offered to design a campaign website and will be Web Master.

**3. Liason Officers/People Offering Help**

- Cathy Cooper, 49 Talbot Road - 07951 363 880
- Pete Lineham, 51 Talbot – 020 8898 7755
- Ruth Rouse, 51 Talbot – o/s
  
- Ruth Thomson, 48 Hamilton Road – 07966 126 838
- Carol Barnshaw, 49 Hamilton Road – o/s
  
- Lynne Feaver, 23 Warwick Road – o/s
- Andy Lewinski, 15 Warwick Road – o/s
- Cameron Lawrence, 31 Warwick Road – o/s
- Luann McDonald, 31 Warwick Road – o/s

**MORE VOLUNTEERS PLEASE?!**

**4. Notes**

**4.1 General Update (Cathy Cooper)**

- Hamilton Road, Warwick Road and part of Edwin were designated conservation area number 72 on 16 January.
- Cathy is working with Angela Kidner of the Richmond Environment Trust and English Heritage to have the Electricity Works listed. This would afford further protection.
- New plans went in to the council on 2 Feb and were posted on to the LB Richmond website a few days later. The only changes to the plans are very minor amendments to the landscaping.
- ***Please keep writing letters to the Council, especially in light of the above. Also write to [www.twichenham-online.co.uk](http://www.twichenham-online.co.uk).***
- The Environment Agency has recently lodged an objection as a proper flood survey has not been done.
- A recent bat survey has proved to be negative. Cathy is following this up as many residents believe they have seen bats in and around the site.
- Need to consider doing a traffic survey in Hamilton Road.

**4.2 Planning Application Next Stage**

At the moment we do know what will happen or when. There are two possibilities as follows.

## Hamilton Conservation Area Residents Meeting 2 February 06

### Delegated Powers

The planning application could go to delegated powers. This basically means that a planning officer will make the decision and will almost certainly reject the application

If rejected, the developer can appeal. The appeal would be dealt with by an independent board. The residents would have no right of representation at this board. However it is more likely that the developer would submit a complete set of new plans than risk a very strong hostile reaction from the local residents.

### Planning Committee

The planning application could go to the Planning Committee. Residents would have a right to present their evidence at the planning committee.

If rejected by the PC the developer could appeal. It is not easy to overturn a PC decision. This is a very lengthy and expensive process, which the developer will be at pains to avoid. The developer is more likely to amend his plans before the PC than risk rejection.

The Council are not recommending putting this case before a Planning Committee as it could get complicated. The Council is already not in favour of the plans due to several issues including the huge public opposition. It would also be contradictory to approve this proposal when the Conservation Area status has been fast tracked. It is the second fastest CA approval in the history of the Borough!

### **4.4 Alternative Plans (Reinhard Weiss)**

- RW is an architect and is a resident of Talbot Road. He has prepared outline plans for developing the site that would involve retaining and developing the existing buildings.
- RW pointed out that this is not an easy building to convert mainly due to ensuring that there is sufficient light access to meet current building regulations.
- His plans however are very creative and incorporate design features that resolve the light issues.
- Some of the flats would have to be three bedroom units, but marketed as “luxury”.
- The plans would also incorporate “penthouse” apartments in the roof.
- The alternative scheme could have a maximum of 19 units altogether including units along the railway and Talbot Road side.
- The new build units along the railway and the live/work units would have very small living accommodation. (RT - possibly reducing the parking issues?).
- Residents of Talbot Road would still have an issue with two storey buildings right behind their houses and very small gardens and also the nature of production in the live/work units.

### **4.5 Controlled Parking Zone**

- It has been confirmed that LB Richmond would not approve a CPZ that would exclude the residents of Hamilton Lofts from Hamilton Road.
- Secondly, LB Richmond would not approve a CPZ that operated 24 hours. There are currently no 24 hour CPZ's in LB Richmond.
- This means that a CPZ would not solve our parking problems, which means we need to minimise the number of units (my opinion).

### **4.6 Affordable Housing**

- A question was raised as to how many affordable housing units there are in the Frenncastle plans. I believe I have seen a document on the LB Richmond web site that states that 10 of the 35 units would be affordable housing.
- RH confirmed that his alternative plans could also incorporate affordable housing units. These would be the new build units along the railway line and the live/work units, which can count towards affordable housing.

### **4.7 Presence of Demolition Trucks at 37 Hamilton Road**

Some of you may have noticed some small demolition trucks going on to the site one morning earlier this week. Cathy Cooper and I followed this up with the council and received the following response from Chris Tankard, Development Control at the LB Richmond:

Hamilton Conservation Area  
Residents Meeting 2 February 06

“Following the designation of the Hamilton Road Conservation Area in January, conservation area consent now needs to be firstly obtained before lawful demolition of the warehouses at No 37 can begin. The applicant's agent has been advised that the site is now within a conservation area and the relevant application requested by the case officer. No application has yet been submitted and should demolition works commence, this would constitute a criminal offence with a maximum potential fine of up to £20,000 or 6 months imprisonment. I have no evidence which indicates that the applicants intend to undertake unauthorised demolition works but I will write to them this afternoon setting out neighbours concerns, explaining why they have arisen and requesting a written assurance that no such action is intended. Should neighbours become aware of any demolition works they should contact me immediately so that the appropriate enforcement action can be taken.”

We would ask that you all stay vigilant and if you notice anything suspicious please contact me on 07966 126 838 or Cathy on 07951 363 880 and we will notify the council immediately. Alternatively, if you can't track us down please call Chris Tankard, Development Control or Richard Brookes, Conservation Officer at LB Richmond on 0208 891 1411.